

December 1, 2014

Robert Sackett, Chairman
Town of Clarence Planning Board
Clarence Town Hall
One Town Place
Clarence, New York 14031

Re: Application for Amended Concept Plan Approval
Project: Roxberry Subdivision – Proposed 8 Lot Subdivision
Extension of Helenwood Drive
Applicant: Elliot Lasky
File 4202.1

Dear Chairman Sackett and Members of the Planning Board:

This letter and the enclosed supporting documentation is being submitted on behalf of Elliot Lasky (“Project Sponsor”) for the amended project layout as discussed during the Executive Committee meeting of the Planning Board held on Monday, November 10th consisting of seven lots for detached single-family homes as permitted by the existing R-SF and RB zoning of the approximately 7.8 acre Project Site and an Exception lot.

Enclosed are ten copies of the following documentation

1. Request for Action with the following Exhibits:

- Exhibit A: Short Environmental Assessment Form with Attachment “1”;
- Exhibit B: Negative declaration issued by the Planning Board for previously proposed ten lot subdivision pursuant to SEQRA on February 20, 2013;
- Exhibit C: Reduced size copy of Concept Plan for previously proposed ten lot subdivision that received Concept Plan Approval from the Planning Board on February 20, 2013; and
- Exhibit D: Color Aerial Exhibit (11” x 17”) prepared by Leanne Voit of GPI for purpose of depicting number of single family homes on Helenwood Drive cul-de-sac upon construction of the proposed seven lot subdivision.

2. Full size copy of the Sketch Plan for the currently proposed subdivision prepared by Greenman-Pedersen, Inc. Consulting Engineers dated November 5, 2014 [Job No. 2012041]

The following sections of this letter provide a description of the previous 10 lot subdivision; a description of the currently proposed layout which will result in seven lots for upscale single family homes; and, justification for a variance pursuant to Section 193-9 of the Subdivision Regulations (titled “Variances”) to allow a cul-de-sac with more than 12 single-family residential lots.

I. DESCRIPTION OF PREVIOUS TEN LOT SUBDIVISION THAT RECEIVED CONCEPT PLAN APPROVAL ON FEBRUARY 20, 2013:

The layout of the previously proposed ten lot subdivision that received Concept Plan Approval from the Planning Board on February 20, 2013 is provided at Exhibit “C” of the enclosed Request for Action. The ten lot subdivision involved an extension of the Helenwood Drive dead-end terminating in a cul-de-sac to accommodate five lots for single family homes and a second cul-de-sac connecting to the west side of Helenwood Drive consisting of a public roadway (Sable Court) with five lots for single family homes.

II. Description of Proposed Eight Lot Subdivision:

The Sketch Plan for the currently proposed subdivision consists of an extension of the Helenwood Drive dead-end consisting of 7 lots for single family homes along with an Exception lot. The cul-de-sac that will replace the current Helenwood Drive dead end has been designed by GPI in accordance with the Town’s standards and the project layout will accommodate required stormwater management improvements per the applicable stringent stormwater quantity and quality standards.

During the Executive Committee meeting on November 10th, Leanne Voit of GPI explained the reasons for the decision to modify the previously approved Concept Plan for by removing the Sable Court cul-de-sac and reducing the number of lots for single family homes from 10 to 7. As was discussed during the meeting, in connection with GPI’s preparation of fully engineered plans for the previously proposed 10 lot subdivision, GPI obtained hydrant flow tests from the Erie County Water Authority (“ECWA”) and this data was inputted into its water model for the subdivision. At that time, it was determined that the resulting fire flow was insufficient per current standards. GPI worked with ECWA to perform additional tests and evaluate possible solutions. Ultimately, it was determined that the only feasible solution was to replace the existing waterline along Helenwood Drive starting at the existing water meter pit. When the costs for that work were calculated, it was determined the additional cost would result in the total infrastructure cost for the 10 lot subdivision becoming too expensive. As a result, the Project Sponsor decided to eliminate the previously proposed Sable Court cul-de-sac and to reduce the number of lots for single family homes from 10 lots to 7 lots.

During the Executive Committee meeting on November 10th, the Committee asked for more information relative to the future possible use of the Exception lot depicted on the enclosed Sketch Plan that is located directly east of the Kittinger project site and includes a strip of property connecting to Helenwood Drive that would have previously consisted of the Sable Court roadway.

I discussed the question posed by the Executive Committee during its meeting relative to the possible future use of the Exception lot with the Project Sponsor and there are currently not any plans for the future use of the Exception lot, which is mostly zoned RB pursuant to the Town’s Zoning Map. Two potential future uses of the Exception lot would be a small commercial project or two residential lots to be serviced by a driveway connecting to Helenwood Drive, which would require Open Development Area approval. The Project Sponsor recognizes that the possible future development of the Exception lot for a small commercial project would not be

viewed favorably by existing residents on Helenwood Drive if it involved a driveway to service the commercial project connecting to Helenwood Drive. As such, even though no development of the Exception lot has been formulated or is being proposed at this time, the Project Sponsor it would be acceptable to the Project Sponsor if the Planning Board imposed a condition upon its approval of the current application for Concept Plan Approval stating as follows:

“If the Exception lot as depicted on the approved Concept Plan that is mostly zoned RB is developed for commercial purposes in the future, then the Project Sponsor shall be prohibited from installing a driveway connection to Helenwood Drive to provide access to such a commercial project.”

The Exception lot is located close to the existing internal roadway system on the Eastern Hills Mall property and any future development of the Exception lot for a small commercial project would be serviced via a driveway connecting into the Eastern Hills Mall property via a recorded access easement.

III. Justification for Cul-de-Sac with More than 12 Lots for Single Family Homes:

As measured from the intersection of Helenwood Drive and Brentwood Drive, the Concept Plan for the previously proposed 10 lot subdivision approved by the Planning Board on February 20, 2013 would have resulted in two cul-de-sacs. The Helenwood Drive extension cul-de-sac would have consisted 14 single family homes and the new roadway connecting into the west side of Helenwood Drive (Sable Court) would have consisted a cul-de-sac with 11 single-family homes. As the Planning Board is aware the extension of Helenwood Drive further south to establish a public roadway connection to an existing roadway network south of the Project Site is not possible since the land directly contiguous to the south side of the Project Site is a large NYSDEC Freshwater Wetland owned by the Western New York Land Conservancy (“WNYLC”).

The currently proposed subdivision will result in seven lots for single family homes being located on the extension of Helenwood Drive and will result in a cul-de-sac with 16 single family homes. Section 193-27B(8) of the Subdivision Regulations (titled “Streets”) states that the length of a cul-de-sac is limited to 12 single-family residential lots.

Section 193 of the Subdivision Regulations authorizes the Town Board to grant variances from standards contained in the Town’s Subdivision Regulations in certain circumstances. More specifically, Section 193 of the Subdivision Regulations states as follows:

“Where either the Town Board or Planning Board finds that because of unusual circumstances of shape, topography, or other physical features of the subdivision tract, or because of the nature of adjacent development, extraordinary hardships may result from the strict compliance with these regulations, it may be recommended by either the Town Board or Planning Board to vary such regulations. If the Town Board does not recommend a variance on its own, such recommendation shall be to the Town Board by the Planning Board. The Town Board may authorize such variance via a supermajority vote. Such variance shall only be considered so that substantial justice may be done and the public interest is secured, provided that no such variation shall be granted which will have the

effect of nullifying the intent and purpose of the adopted comprehensive Master Plan or of these regulations.”

The Project Sponsor believes that the granting of a variance from the strict enforcement of 193-27B(8) of the Subdivision Regulations to allow the proposed extension of Helenwood Drive to consist of a cul-de-sac with 16 lots for single family homes is justified. Given that the property directly south of the Project Site consists of a large NYS Freshwater Wetland on property owned by the WNYLC, it is impossible for Helenwood Drive to be extended south to connect to the existing street network south of the WNYLC property. The property to the west of the Project Site consists of the Eastern Hills Mall and the roadways on the mall property are private. Additionally, it is highly likely there would be strong opposition to any attempt to extend Helenwood Drive in a manner that would result in a roadway connection to the Eastern Hills Mall internal private roadway system since this would then allow commercial traffic arriving or departing from the mall to utilize Helenwood Drive.

Helenwood Drive currently terminates with a dead end that does not include a means of allowing fire trucks, ambulances or snowplows to turnaround.¹ The proposed cul-de-sac will improve the current condition by providing emergency personnel and snowplows with the ability to turnaround without having to back up.

NYS Town Law §267-b(3)(b) sets forth a statutorily mandated balancing test to be considered by a zoning board of appeals in connection with its review of a request for an area variance. Based on my discussions with Planning Board Chairman Sackett subsequent to the meeting of the Executive Committee of the Planning Board on November 10th, he indicated a narrative applying the area variance balancing test and five criteria to the request to allow a cul-de-sac with more than 12 homes would be helpful in assisting the Planning Board in evaluating the request for a variance from strict application of 193-27B(8) of the Subdivision Regulations to allow the proposed extension of Helenwood Drive to consist of a cul-de-sac with 16 lots for single family homes

The statutorily mandated balancing test applicable to area variances set forth in NYS Town Law §267-b(3)(b) requires a zoning board of appeals to balance the benefits that will be realized against the resulting detriments to the health, safety and welfare of the neighborhood or community. The granting of the requested area variance to allow the extension of Helenwood Drive to consist of a cul-de-sac with 16 lots for single family homes will result in substantial benefits to the Project Sponsor without any resulting detriments to the health, safety and welfare of the community.

If the requested area variance is granted, the Project Sponsor will be able to develop the Project Site as seven lots for upscale single family homes. In the absence of the variance, the project could only consist of three new lots for single family homes and there would not be a correlating reduction in infrastructure costs since the Project Sponsor would still be required to install a cul-de-sac complying with the Town’s specifications. The Project Sponsor is not aware of any

¹ Section 193-27B(10) of the Subdivision Regulations requires that temporary turnaround, with a radius of 50 feet, be installed where the logical extension of a subdivision street is terminated and the street is two or more lots deep. The current Helenwood Drive dead end does not comply with this requirement.

detriments to the health, safety and welfare of the neighborhood or community that would result from the granting of the requested area variance.

In applying the statutorily mandated balancing test set forth above, NYS Town Law §267-b(3)(b) requires the following five criteria to be considered:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the requested area variance?

The granting of the requested area variance will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties. Instead, the granting of the area variance will improve the existing situation in terms of emergency access by removing the Helenwood Drive dead end and replacing it with a new cul-de-sac complying with the Town's standards, thereby creating a safe means of emergency access.

2. Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance?

It would not be possible for the Project Sponsor to obtain the benefits it is seeking by some other feasible method that would eliminate the need for the requested variance. None of the contiguous property to the south or west of the Project Site represents a feasible option for a public roadway connection for the reasons previously discussed and it would not be possible for the Project Sponsor to develop the Project Site as seven lots for single family homes in the absence of the requested variance.

3. Whether the requested area variance is substantial?

The requested area variance represents a 33% deviation from 193-27B(8) of the Subdivision Regulations (16 lots vs. 12 lots). The reason the magnitude of the variance is relevant is that, generally, the larger the difference the more likely it is that a negative effect would be generated.² Merely because a variance may seem noteworthy on paper does not mean that any

² See Matter of Human Development Services of Port Chester v. Zoning Board of Appeals of the Village of Port Chester, 110 A.D.2d 135, aff'd, 67 N.Y.2d 702. However, in any particular case, the facts may demonstrate that while a variance may seem noteworthy on paper, no negative effect would be produced and, accordingly, the sought-after variance should be granted.

For example, in Matter of Frank v. Scheyer, 227 A.D.2d 558, 642 N.Y.S.2d 956 (2d Dept. 1996), the parcel was 19,983 square feet. However, the zoning code required a minimum lot size of one acre or 43,560 square feet. The variance at issue was more than 54%. Nevertheless, based the facts presented, no harm would befall the community and the Court directed the zoning board of appeals to grant the application. The Court took similar action in Matter of Shaughessy v. Roth, 204 A.D.2d 333, 611 N.Y.S.2d 281 (2d Dept. 1994), where the premises contained 50 feet of frontage and 5,000 square feet of area. The zoning code required 80 feet of frontage and a minimum lot size of 10,000 square feet. Accordingly, the application concerned a 50% reduction in lot area coupled with a second area variance seeking a 62.5% reduction from the required frontage. Nevertheless, based on the facts in the record, the Court directed the respondents to issue the variances. Additionally, in Matter of Sasso v. Osgood, 86 N.Y.2d 374 (1995), the applicant sought area variances for a 60% reduction in lot area and a 50% reduction in

“harm” would be generated on the surrounding community, and it is “harm” that is balanced against the interest of the applicant according to the required balancing test. If the requested area variance is properly viewed in the context of resulting “harm”, it is clear the requested area variance is not substantial since it will not result in harm to the community, but instead will represent an improvement as compared to the existing situation in terms of emergency access to existing homes on that portion of Helenwood Drive south of the intersection of Helenwood Drive and Brentwood Drive.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

The granting of the requested variance for the number of home on a cul-de-sac length will not result in any potentially significant adverse effects or impacts on physical or environmental conditions in the neighborhood. The Planning Board issued a negative declaration pursuant to SEQRA for the previously proposed 10 lot subdivision on February 20, 2013 and the current layout will result in less environmental impacts than the previously proposed subdivision.

A Short EAF has been submitted with the application for Amended Concept Plan Approval and the Project Sponsor believes it will be appropriate for the Planning Board to issue a negative declaration pursuant to SEQRA in connection with its review of the currently proposed subdivision that will accommodate development of the Project Site as 7 new upscale single-family homes.

5. Whether the alleged difficulty was self-created?

Town Law §267-b(3)(b) expressly states that the issue of whether an alleged difficulty is self-created cannot be utilized as the sole criteria in determining whether to grant a requested area variance. In this instance, the alleged difficulty is not self-created since at the time Helenwood Drive was constructed it was not foreseeable that could not be extended south in the future so that it would connect to the street network south of the large NYSDEC Freshwater Wetland on property owned by the WNYLC. Additionally, alleged difficulty is not self-created since the Project Sponsor owned by the Project Site prior to the Town’s adoption of the current Subdivision Regulations.

IV. Conclusion:

The Project Sponsor respectfully requests that its request for Amended Concept Plan Approval be placed on the agenda of the Planning Board meeting to be held on Wednesday, December 10th to commence the formal review of the currently proposed subdivision.

If there are any questions regarding the enclosed Application and supporting documentation, this letter, or the proposed subdivision, please feel free to contact me at 510-4338 or via e-mail at shopkins@hopkinssorgi.com.

lot width. Based on all of the facts presented, the Court of Appeals, our State’s highest court, overturned the holding of the appellate court and directed that the requested area variances be granted.

Thank you very much for your anticipated cooperation.

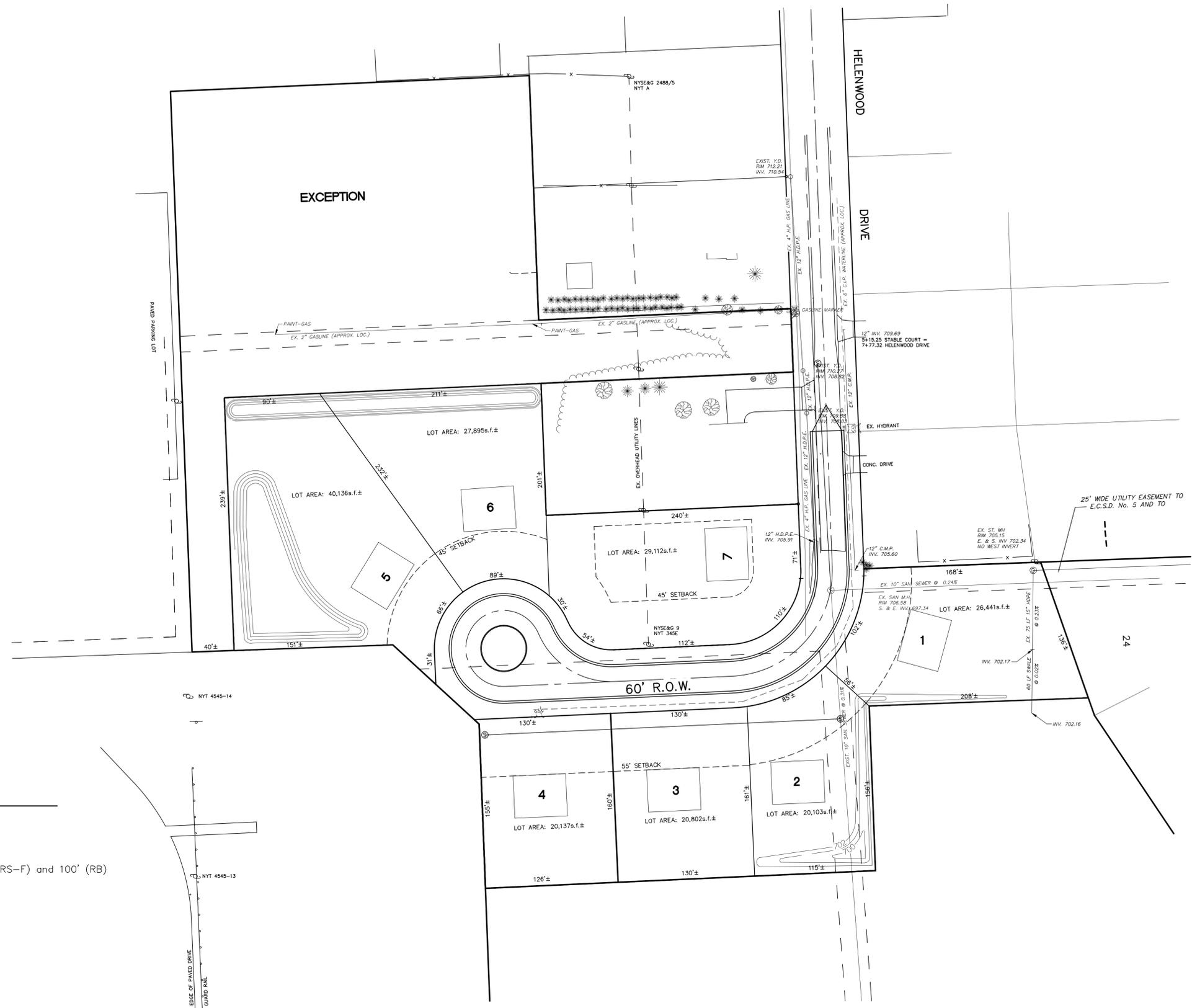
Sincerely,

HOPKINS & SORGI, PLLC

Sean W. Hopkins, Esq.

Enc.

cc: Wendy Salvati, Planning Board
Paul Shear, Planning Board
Richard Bigler, Planning Board
Steven Dale, Planning Board
Timothy Pazda, Planning Board
Gregory Todaro, Planning Board
James Callahan, Director of Community Development
Timothy Lavocat, P.E., Town Engineer
Steven Bengart, Esq., Deputy Town Attorney
Cliff Krumm, Greenman-Pedersen, Inc
Leanne E. Voit, AICP, Project Manager, GPI
Elliot Lasky



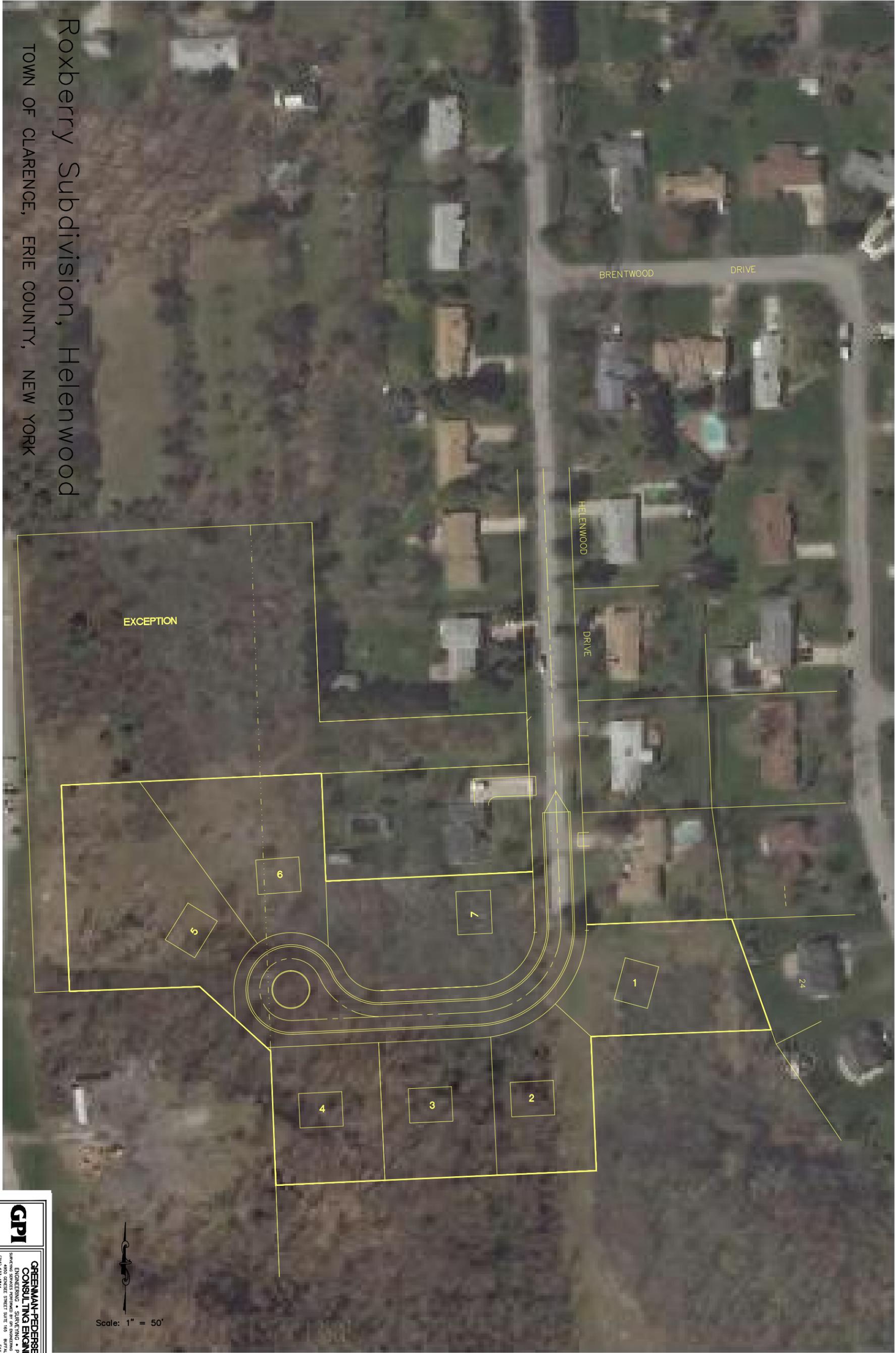
SITE DATA

Project Acreage: 7.8± Acres
 Existing Zoning: RS-F and RB
 Lots:
 Number Shown: 7
 Min. Lot Width at Setback: 125'(RS-F) and 100' (RB)



SKETCH PLAN
 Roxberry Subdivision, Helenwood
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GPI GREENMAN-PEDERSEN, INC.
 CONSULTING ENGINEERS
 ENGINEERING • SURVEYING • PLANNING
 SURVEYING SERVICES PERFORMED BY GPI ENGINEERING AND SURVEYING LLP
 4550 GENESEE STREET SUITE 105 BUFFALO, NY 14225
 (716) 633-4844 FAX (716) 633-4940



Roxberry Subdivision, Helenwood TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

EXCEPTION

BRENTWOOD DRIVE

HELENWOOD DRIVE

Scale: 1" = 50'

GPI
 GREENMAN-PEDERSEN, INC.
 CONSULTING ENGINEERS
 ENGINEERING • SURVEYING • PLANNING
 SURVEYING SERVICES PROVIDED BY GPM ENGINEERING AND SURVEYING LP
 1000 WEST STREET SUITE 100 BRANTFORD, NY 13622
 (716) 833-4848 FAX (716) 833-4840

JOB No.: 2012041 DATE: NOVEMBER 20, 2014

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Joseph David as agent for Thomas and Brian Hall				
Name of Action or Project: Thomas and Brian Hall				
Project Location (describe, and attach a location map): 8845 Sesh Road, town of Clarence, Erie County, New York				
Brief Description of Proposed Action: Requests a minor subdivision to create 3 new building lots in the Agriculture Flood Zone meeting the minimum size and area requirements in the Agriculture Flood Zone.				
Name of Applicant or Sponsor: Joseph David as agent for Thomas and Brian Hall		Telephone: 908-1456		
		E-Mail: j david@realtyusa.com		
Address: 6000 Sheridan Drive				
City/PO: Williamsville		State: NY	Zip Code: 14221	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Erie County Health Department for future on-site sanitary facilities			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		50.24 acres		
b. Total acreage to be physically disturbed?		n/a acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		50.24 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Joseph David as agent for Thomas and Brian Hall</u>		Date: <u>December 2014</u>
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

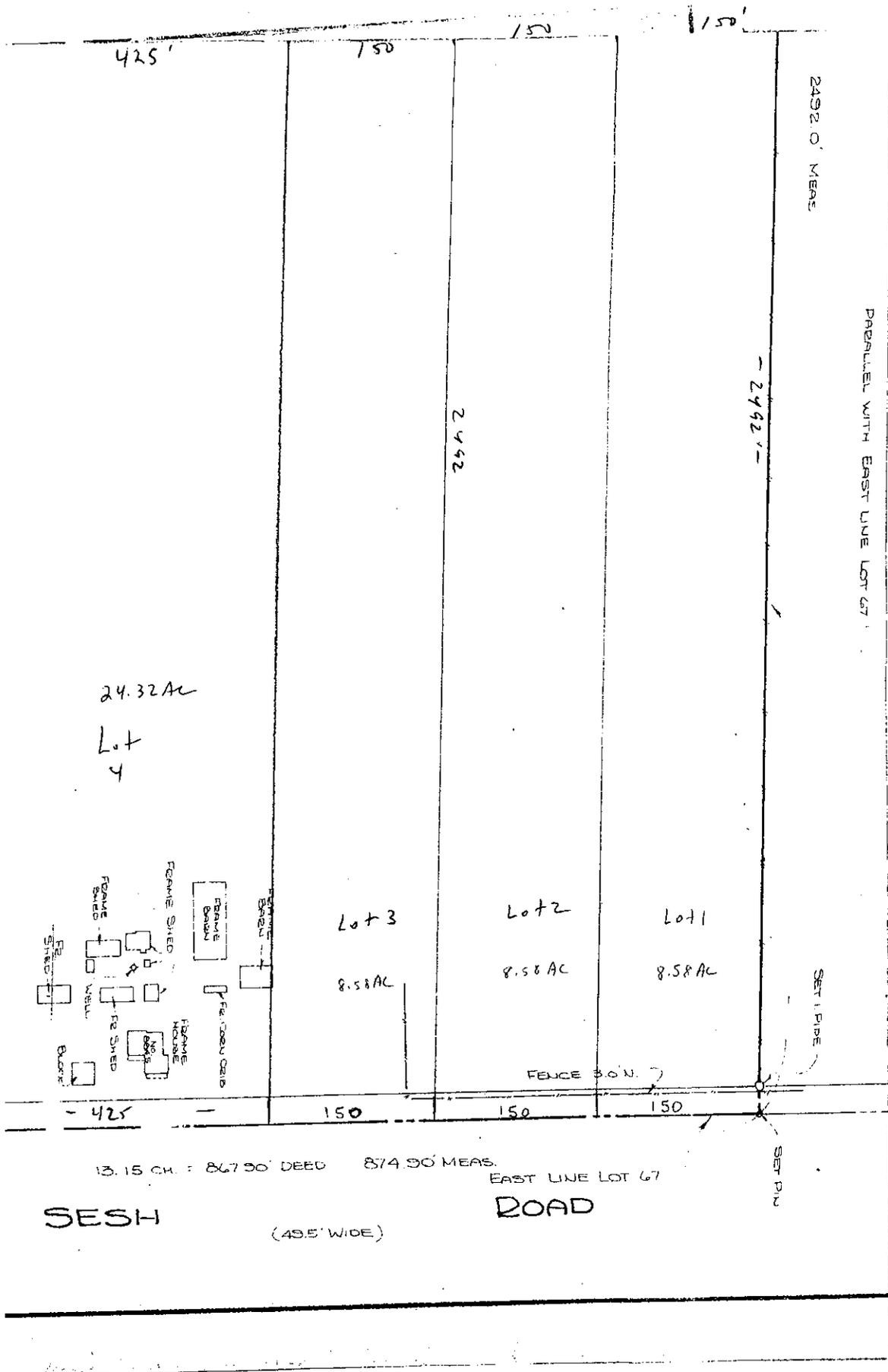
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Clarence Planning Board	December 10, 2014
Name of Lead Agency	Date
James Callahan	Director of Community Development
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



425'

150

150

150

2492' MEAS.

2492'

2442

PARALLEL WITH EAST LINE LOT 67

24.32 AC

Lot 4

Lot 3

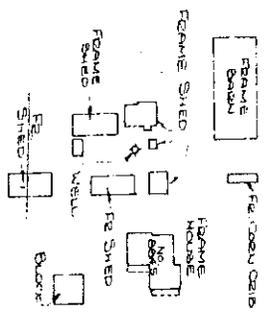
8.58 AC

Lot 2

8.58 AC

Lot 1

8.58 AC



SET PIPE

FENCE 3.0 N.

425

150

150

150

SET PIPE

13.15 CH. = 867.90' DEED 874.90' MEAS.

EAST LINE LOT 67

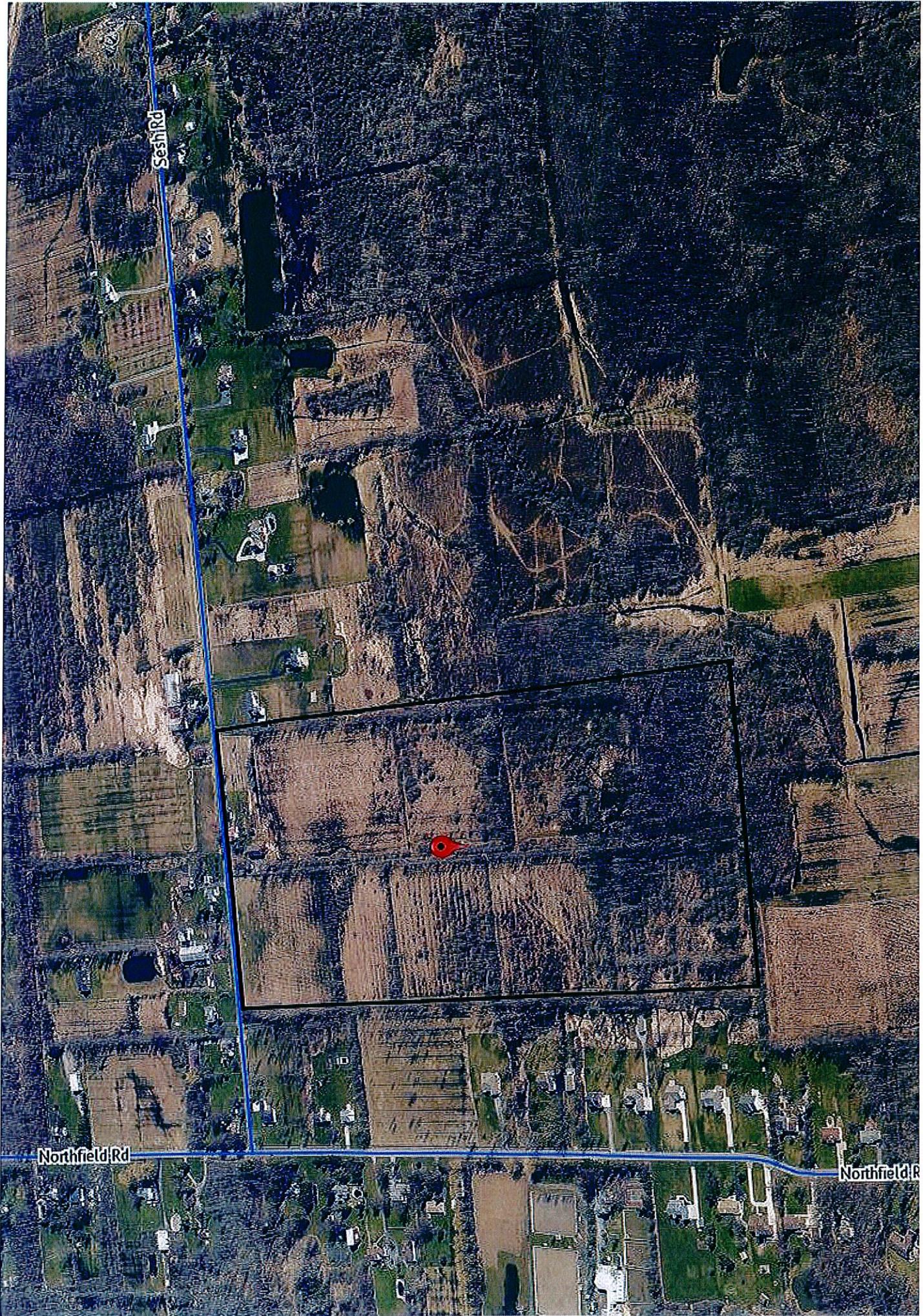
SESH

(49.5' WIDE)

ROAD



Parcel: 8845 SESH RD
Owner: HALL THOMAS E
Address: CLARENCE CENTER
City: NY
Zip: 14032



Sesh Rd

Northfield Rd

Northfield Rd